

# OCEAN COVE

RASHID YACHTS & MARINA

EMAAR

A photograph of a white sailboat on the ocean during sunset. The sun is low on the horizon, creating a golden glow over the water. A man and a woman are sitting on the deck of the boat, looking towards the horizon. The text "Elevating Life" is written in a cursive font, and "Inspiring Luxury" is written in a serif font, both positioned in the upper right quadrant of the image.

*Elevating Life*  
Inspiring Luxury



# Rashid Yachts & Marina

The new global destination for discerning yacht owners to experience Dubai's buzzing scene in an elegant environment where beauty and luxury collide. Designed to encapsulate the ultimate modern waterfront architecture, it combines luxury residences and a full-service marina with an appealing mix of restaurants and shops, creating a unique definition of "living at sea"



Generous Promenades



World-Class Superyacht Marina

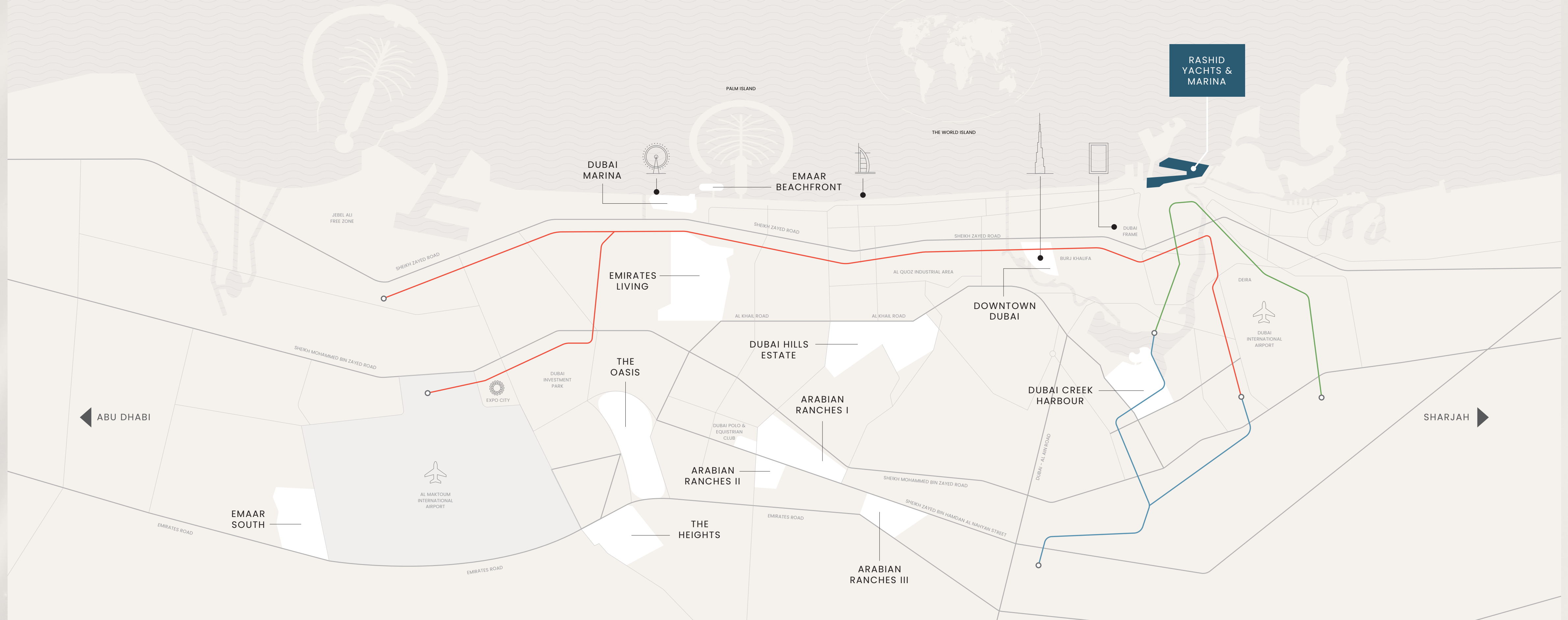


Signature Hotels



QE2 Hotel

# Perfectly Connected



22 min  
from Downtown  
Dubai

20 min  
from Dubai  
Int'l Airport

22 min  
from Al Sabkha  
Gold Souq

32 min  
from Dubai  
Marina

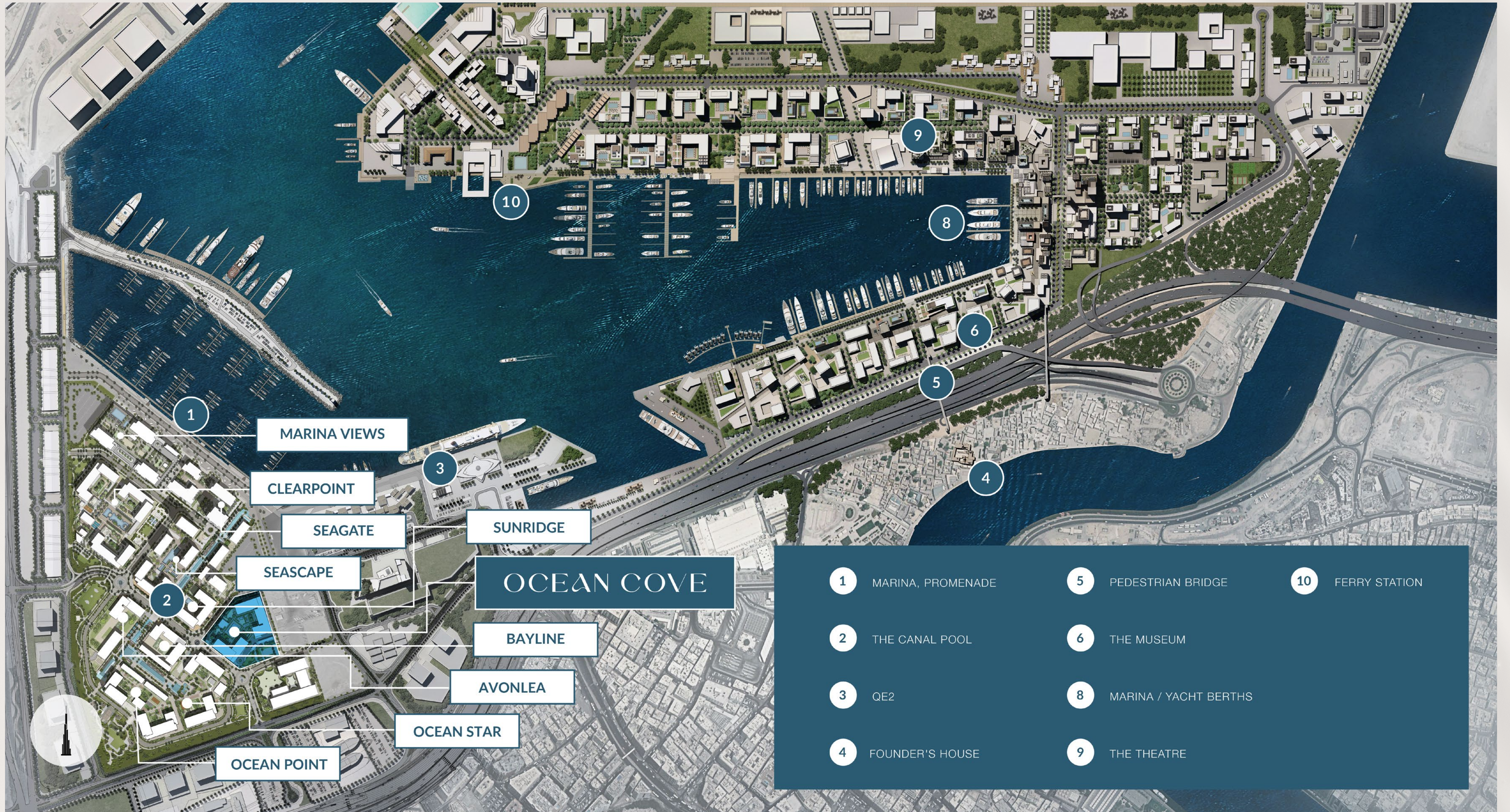
DUBAI METRO LINES  
RED LINE  
GREEN LINE  
FUTURE BLUE LINE

*Welcome to*  
**Ocean Cove**



# OCEAN COVE

RASHID YACHTS & MARINA



# Refined living

## *Everyday*

Immerse yourself in the serene beauty of Ocean Cove, where nature and city life come together to create a truly captivating atmosphere. Nestled in the heart of Rashid Yachts & Marina, Ocean Cove offers a refined lifestyle that blends the peaceful charm of a luxurious waterfront community with the vibrant, diverse energy of Dubai. It's a place where luxury meets comfort, all set against the tranquil backdrop of a lush greenery.

Making life even easier, you'll find a clinic right next to the property and a school just a short walk away, bringing added convenience and peace of mind to your everyday living.







Life Style

*Lifestyle built around*  
**Elegance**

Every day at Ocean Cove offers an elevated experience of luxury and refinement. It's a haven where appreciating the finer things in life is a daily practice. Indulge in the tranquility of our signature pool, reminiscent of the world's most exclusive resorts. The lush gardens provide a peaceful escape, combining the energy of the city with the tranquility of nature. Our sports and recreational amenities are designed specifically for your enjoyment and relaxation, making Ocean Cove the pinnacle of comfort and elegance.

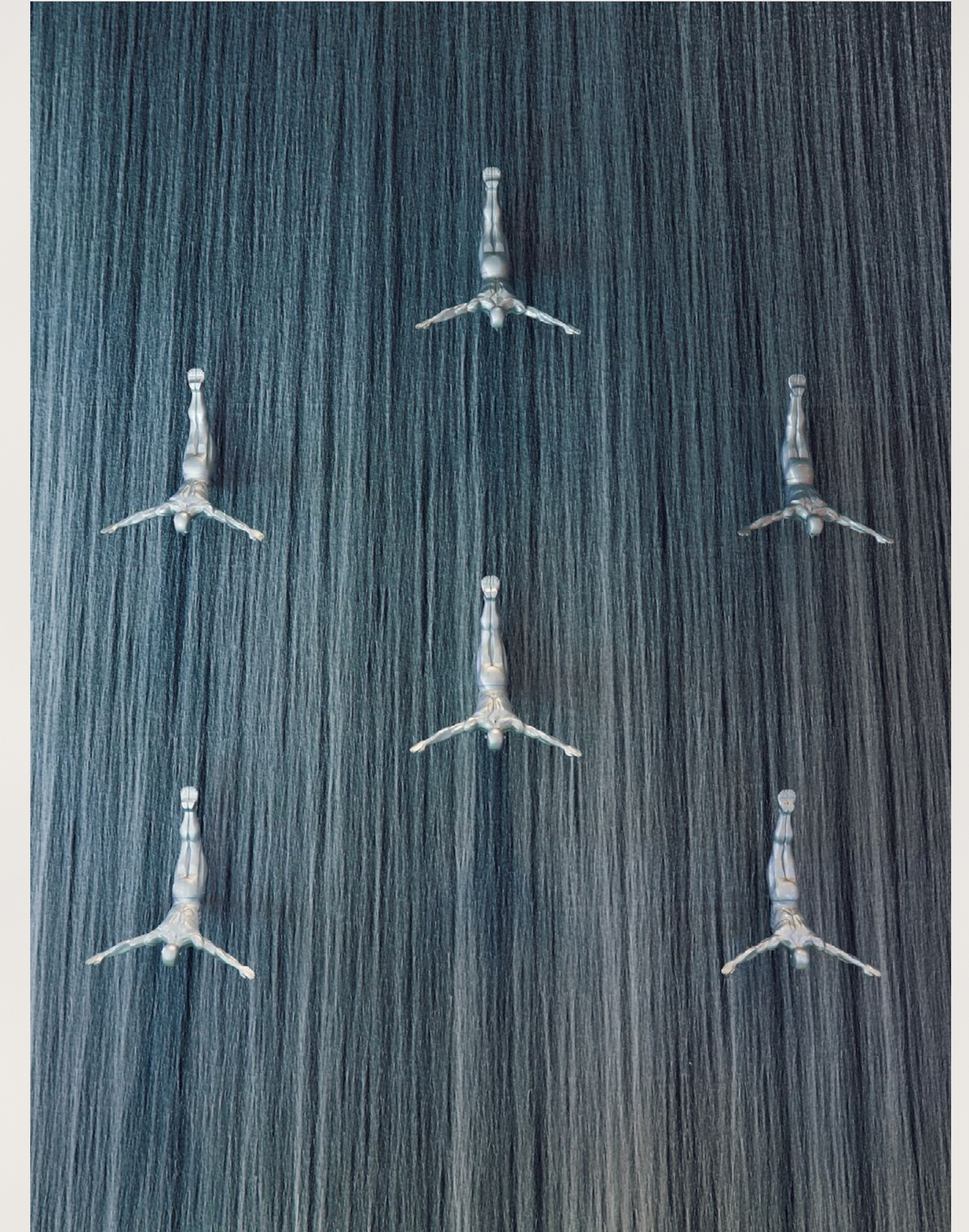
# A Haven of Luxury *and Refinement*



# Perfectly *Located*

Ideally located to harmonise with nature while providing urban convenience. Living at Ocean Cove means Dubai's landmarks are just an extension of your home. Embrace the city's rich heritage, the tranquillity of waterfront living, and the close proximity to bustling business districts.

- |   |   |
|---|---|
|  Downtown Dubai      |  Al Sabkha Gold Souq |
|  Dubai Mall          |  Dubai Museum        |
|  Dubai Int'l Airport |  Heritage Village    |



*Nature Meets*  
**Urban Living**





# *Design* Excellence

Ocean Cove architecture merges Dubai's visionary spirit with classic elegance and modern style. Using nature-inspired premium materials, it reflects the city's architectural evolution while adding cultural depth.

One-bedroom suites, perfect for singles or couples, feature spacious layouts, open kitchens, and private balconies. Larger two- and three-bedroom units include en-suite bathrooms, ample wardrobe space, and expansive balconies.





# Unmatched Comfort

Indulge in the exquisite amenities that Ocean Cove has to offer, tailored to meet the highest standards of luxury. Enjoy the ultimate rejuvenation experience at our cutting-edge fitness centre, engage in exhilarating matches on our top-notch sports courts, or unwind by the breathtaking pool. Experience the utmost convenience and comfort with our ample parking facilities.



Elegant Swimming Pool



Waterfront Promenade



Serene Gardens



Sports Facilities



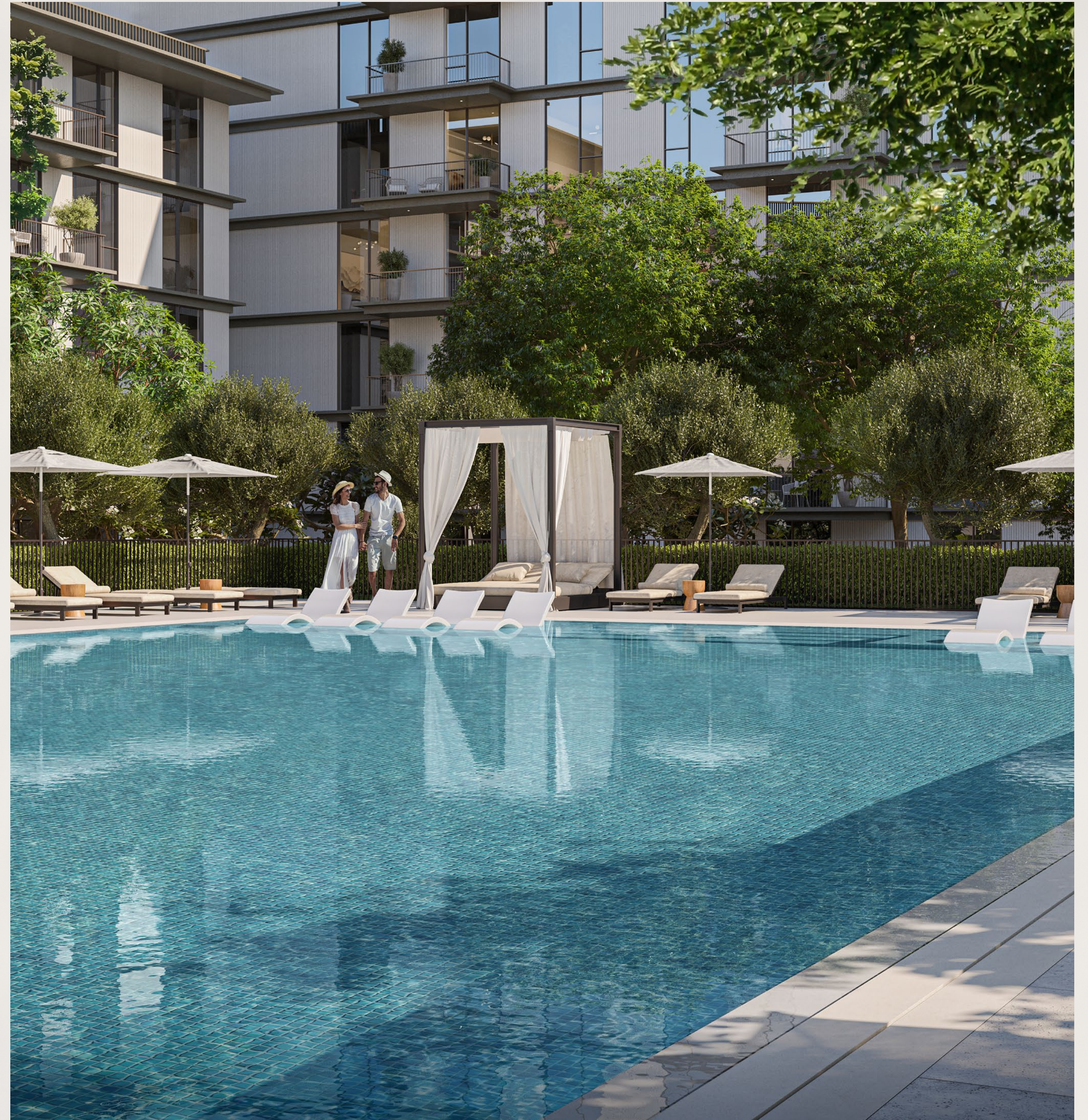
State-of-the-Art Gym



Retail & Dining Options



Children's Play Area







Tailored Luxury  
*For Your Everyday Life*



Master Plan

## *World-Class* Superyacht Hub

The new Marina at Rashid Yachts & Marina offers convenient, hassle-free access to Dubai, accommodating 430 wet berths for yachts up to 100m long with a range of flexible berthing options, from a single night through to seasonal and annual stays.

# A Thriving Promenade

During the day or long after the sun dips beyond the sea's horizon, the Promenade is the essence of the Marina's thriving life with a rich variety of dining options and an eclectic selection of stylish shops that will accommodate your every need.

-  Exclusive F&B Options
-  Shopping & Retail
-  Views of Burj Khalifa & The Sea
-  Luxurious Marina





# Shopping, Dining *and Inspiration*

When it comes to retail therapy, nobody does it better than Dubai. The nearby Downtown Dubai is a famous shopping district in Dubai, and it is filled with hip stores that cater to your every whim. Restaurants, cafes, lounges, and beach bars can all be found floating in Rashid Yachts & Marina's Promenade.

Located in one of Dubai's oldest neighbourhoods, every day brings fresh inspiration, thanks to the proximity of several cultural institutions, including a theatre, a museum, and the former residence of Sheikh Saeed Al Maktoum.

# Global Lifestyle Developer

A leader in the global real estate market, **EMAAR** has grown over the years to become the largest real estate developer outside of China. You will be investing with one of the best-regarded brands in the world\*.

70.09 Bn AED

Market Cap - FY 2023

108,000

Residential Units Delivered

26.7 Bn AED

Revenue - FY 2023

+12

Global Market Presence

11.6 Bn AED

Net Profit - FY 2023

+25,500

Residential Units Currently Under Development

\*As on 31 December 2023

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# OCEAN COVE

RASHID YACHTS & MARINA

For more information please call 800 36227 (UAE) / +971 4 366 1688 (International) or talk to our Property Advisor directly at +971 4888 8844 from 9 AM to 7 PM (GST), Monday to Friday. Visit our online sales centre at [emaar.com](http://emaar.com) or any of our Sales Centres across the UAE.

## Dubai

Emaar Sales Centre | Next to Souq Al Bahar, Downtown Dubai  
9:30 AM to 10 PM, Sunday - Friday  
9:30 AM to 7 PM, Saturday

Dubai Hills Estate Sales Pavilion | Umm Suqeim Road  
Dubai Creek Harbour Sales Pavilion | Ras Al Khor  
From 9:30 AM to 7 PM, Sunday - Saturday

## ABU DHABI

Emaar Sales Centre | Al Nahda Tower, Ground Floor,  
4th Street, Corniche, Al Muroor Road  
From 9:30 AM to 7 PM, Sunday - Friday

EMAAR